

# DEL CAMINO JUNCTION BUSINESS PARK SECOND MINOR PLAT

A REPLAT OF LOT 3, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK PUD,  
LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

3390255 05/23/2006 01:23P Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

## OWNER'S APPROVAL AND DEDICATION

Know all men by these presents, that the undersigned Lanning, LLC being the owner of the land shown in this plat and described as follows:

Lot 3, Block 2, Del Camino Junction Business Park P.U.D., as recorded December 17, 1999 as Reception No. 2739037 of the Records of Weld County, located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Two (2), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of Colorado.

Said parcel contains 1.327 acres, more or less and is subject to all easements and rights-of-way now of record or existing or indicated on this plat.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Del Camino Junction Business Park Second Minor Plat, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues and tracts as shown on the accompanying plat for the public use thereof forever, do further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, storm sewers and drains, street lighting, grading, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider therefore which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or QWEST, INC., which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other serving public entities, and/or QWEST, INC. and shall not become the property of the Town of Firestone, Colorado.

Owner:  
Lanning, LLC

By: Bill Lanning  
Bill Lanning, Owner

## NOTARIAL CERTIFICATE

STATE OF COLORADO  
COUNTY OF WELD ) SS

The foregoing instrument was acknowledged before me by Bill Lanning

this 5th day of May, 2006.

My commission expires 04/24/2006

(SEAL)

Notary Public



## SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Minor Plat was prepared from a survey performed by me or under my direct supervision, and that the Minor plat is an accurate representation of the subdivision.

Steven A. Lund - On Behalf of King Surveyors Inc.  
Colorado Registered Professional  
Land Surveyor #34995

## TOWN APPROVAL

This is to certify that the Del Camino Junction Business Park Second Minor Plat was approved on this 8th day of December, 2005, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

ATTEST: Judy Heywood  
Town Clerk



## TITLE COMMITMENT NOTE

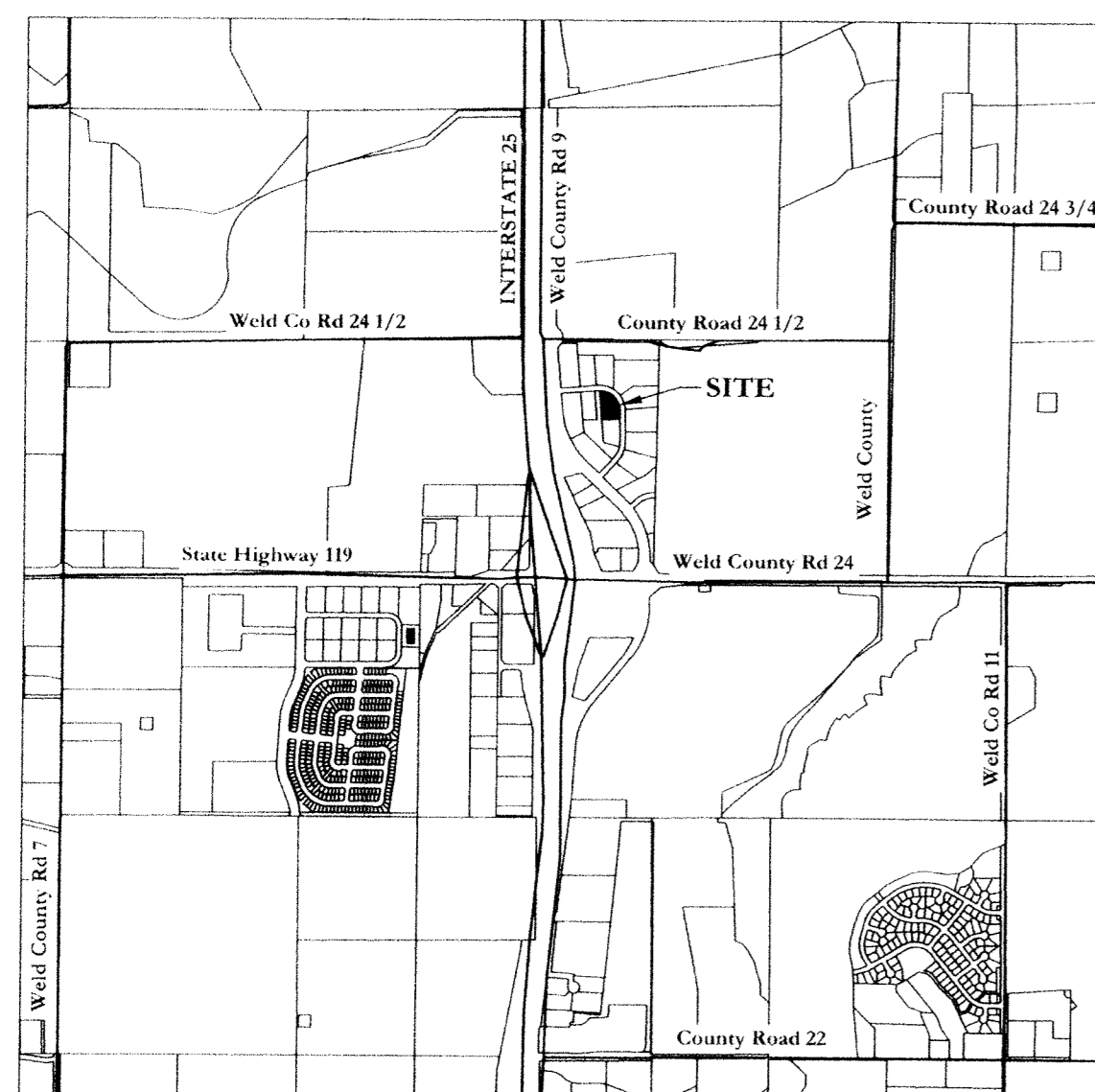
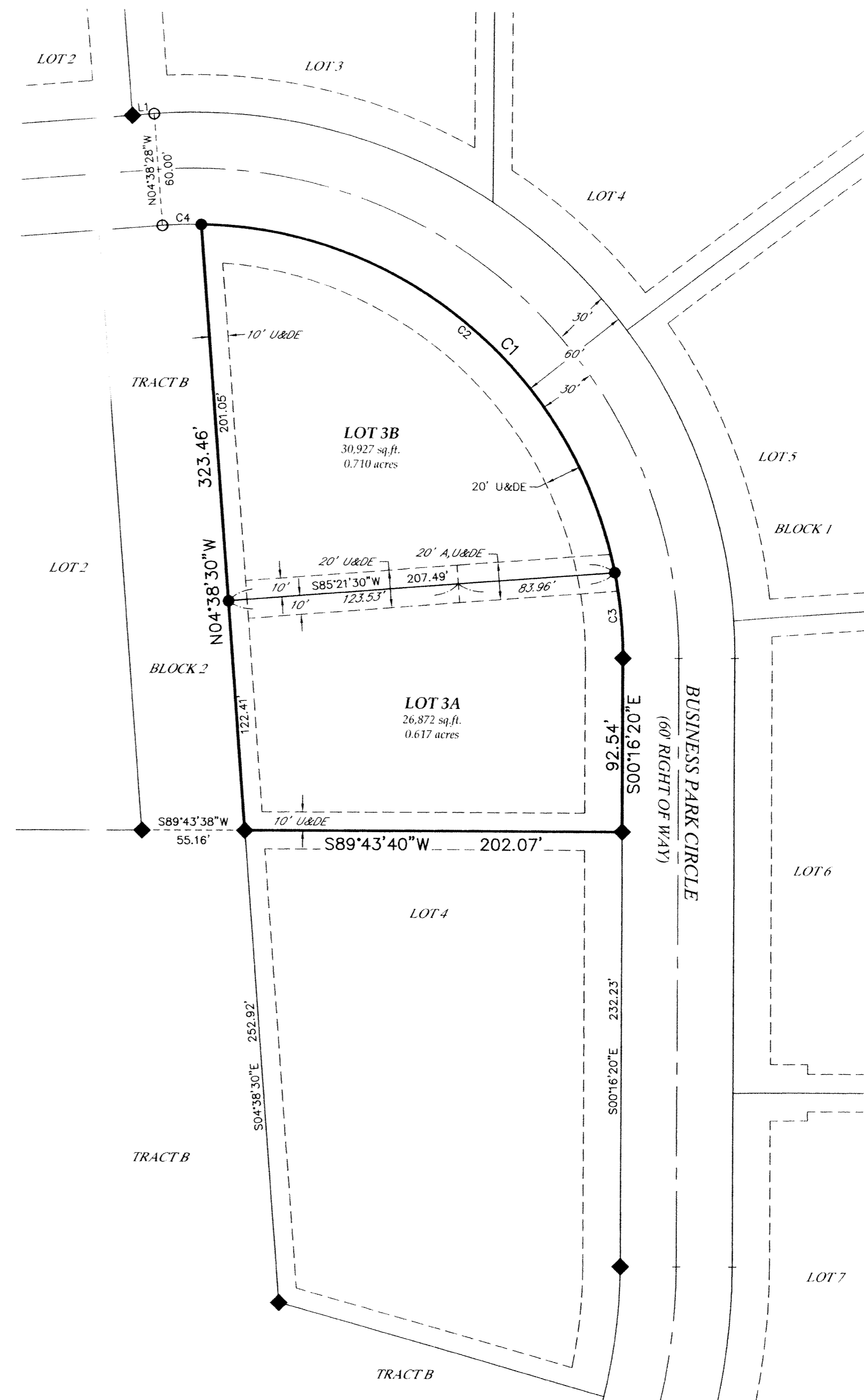
At the request of our client, recorded rights-of-way and easements were not researched and only those easements that were discovered during research to determine the property boundary are shown hereon. (38-51-106 C.R.S. 1994)

## NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

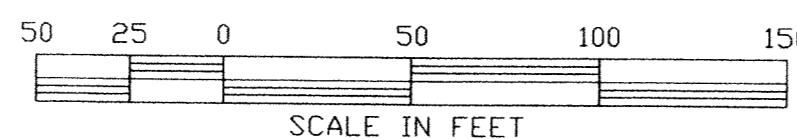
## BASIS OF BEARINGS

Assuming the West line of Lot 3, Block 2, Del Camino Junction Business Park P.U.D., as bearing North 04°38'30" West, a distance of 323.46 feet with all other bearings herein relative thereto.



VICINITY MAP

SCALE: 1" = 2000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°21'30"W	11.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	358.00'	230.00'	89°10'56"	322.94'	N44°51'45"W
C2	312.38'	230.00'	77°49'00"	288.91'	N50°32'43"W
C3	45.62'	230.00'	11°21'56"	45.55'	N05°57'15"W
C4	20.82'	230.00'	5°11'13"	20.81'	S87°57'11"W

## LEGEND

- EASEMENT
- PROPERTY LINE
- R RECORDED
- P PLATTED
- M MEASURED
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED LS 17662
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION
- U&DE UTILITY & DRAINAGE EASEMENT
- AU&DE ACCESS, UTILITY & DRAINAGE EASEMENT

## LAND USE

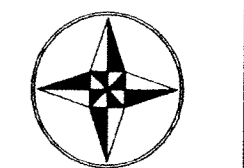
OPEN SPACE/PARKS 0 ACRES ( 0%)  
STREETS RIGHT-OF-WAYS 0 ACRES ( 0%)  
LOTS 3A & 3B 1.327 ACRES (100%)  
TOTAL 1.327 ACRES (100%)

Firestone Information Block	
Name of Submittal:	Del Camino Junction Business Park 2nd
Type of Submittal:	Minor Subdivision Plat
Filing Number:	
Phase Number:	
Sheet Title:	Del Camino Junction Business Park 2nd
Preparation Date:	9/20/2005
Revision Date:	12/14/2005 Per Comments
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 1 of 1

DATE: 9-20-05  
FILE NAME: 2005462REPLAT  
SCALE: 1"=50'  
DRAWN BY: CSK  
CHECKED BY: SAL

KING SURVEYORS INC.  
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550  
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



DATE: 5-1-06  
REVISIONS:  
REMOVED LENDERS CONSENT  
SAL

DEL CAMINO JUNCTION BUSINESS PARK 2ND MINOR PLAT  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
LANNING, LLC  
5412 IDYLLWILD, BOULDER, CO 80301

PROJECT #: 2005462

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SHEET 1 OF 1